



CITY OF  
**ISSAQUAH**  
WASHINGTON

Development Services Department  
1775 12<sup>th</sup> Ave. NW, P.O. Box 1307  
Issaquah, WA 98027  
425-837-3100 DSD@issaquahwa.gov

# Notice of Application

**PROJECT NAME:** Sammamish 6-Lot Plat

**LOCATION:** 49XX 194<sup>th</sup> Ave SE

**FILE NO:** Preliminary Plat: PP16-00003

**APPLICANT:** David Main  
Creative Home Partners LLC  
40305 302<sup>nd</sup> Ave SE  
Enumclaw, WA. 98022

## PROJECT INFORMATION

**Project Description:** Proposal to subdivide a 41,274 square foot (SF) parcel into 6 single family residential lots; lots sizes range between 6,015 SF to 6,425 SF. The parcel is zoned Single Family Small Lot (SF-SL) which allows a minimum 6,000 SF lot size.

(See attached Site Plan)

The lots would be accessed off 194<sup>th</sup> Avenue SE, a private street. The applicant would improve the existing road along their property frontage and extend improvements to 193<sup>rd</sup> Place SE; providing a 20-foot pavement width and pedestrian walkway. The applicant will also reconfigure the intersection of 194<sup>th</sup> Ave SE and 193<sup>rd</sup> Ave SE.

Infrastructure improvements will include road and frontage improvements, water, sewer, and stormwater utilities.

**Project Location:** 49XX 194<sup>th</sup> Ave SE.  
King County Assessor Parcel #: 192406-9082  
(See attached Vicinity Map)

**Application Reports:** Arborist Report, Storm Drainage Report, Geotechnical Report, Traffic Study, Wildlife Habitat Assessment, SEPA Checklist

**Required Permits:** Preliminary Plat, SEPA (environmental) Review, Final Plat, Site Works Permit, Building Permits

## REGULATORY INFORMATION

**Zoning:** Single Family Small Lot (SF-SL)

**Comprehensive Plan Designation:** Low Density Residential

**Consistent With Comprehensive Plan:** Yes

**Preliminary Determination of the Development Regulations that will be used for Project Consistency and Mitigation:** Issaquah Municipal Code (IMC), Comprehensive Plan, SEPA  
(Online at: [issaquahwa.gov/codes\\_and\\_plans](http://issaquahwa.gov/codes_and_plans))

## PUBLIC COMMENT

There is a 14-day comment period for this Notice of Application; from May 20, 2016 to June 3, 2016.

Written comments should be sent to:  
Development Services Department  
P.O. Box 1307  
Issaquah, WA. 98027  
Attn: Peter Rosen

Comments may also be e-mailed to the Project Planner: Peter Rosen at:  
[peterr@issaquahwa.gov](mailto:peterr@issaquahwa.gov)

There will be additional opportunities for public comment during the permit process; however comments are encouraged early in the process so there is sufficient time to take them into consideration.

## PUBLIC HEARING

The Preliminary Plat will require a public hearing. An additional notice will be provided when the date/time of the public hearing is determined.

## MORE INFORMATION

Application materials including plans and background reports are available for review at the Permit Center, City Hall Northwest, 1775 12<sup>th</sup> Avenue NW (next to Holiday Inn and behind Lowe's), 9am – 5pm. An appointment with the Project Planner is suggested.

---

*Notice is required to be provided to property owners within 300 feet of the site and to Parties of Record. Please share this notice with others in your neighborhood who may be interested in this project. Property owner, Mortgagee, Lien Holder, Vendor, Seller, etc., please share this notice with tenants and others who may be interested in this project.*

---

**CITY CONTACT INFORMATION**

**Project Planner:** Peter Rosen  
**Phone Number:** 425-837-3094  
**E-Mail:** [peterr@Issaquahwa.gov](mailto:peterr@Issaquahwa.gov)

**Development Services Department:**  
**Phone Number:** 425-837-3100  
**E-Mail:** [DSD@issaquahwa.gov](mailto:DSD@issaquahwa.gov)

---